

State of Nevada
Department of Conservation and Natural Resources
Division of State Parks

MORMON STATION STATE HISTORIC PARK SITE

2295 Main Street
Genoa, Nevada 89411

Site Number: 9925
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in December 2021

State of Nevada
Department of Conservation and Natural Resources
Division of State Parks

The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects, and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Establishing a Facility Condition Needs Index (FCNI) for each building

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9925

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2684	BLACKSMITH SHOP	900	1945	3/25/2021	\$44,200	\$7,200	\$0	\$51,400	\$135,000	38%
	2295 Main Street		Genoa							
2682	CAMPBELL HOUSE-PARK OFFICE	1400	1945	3/25/2021	\$30,200	\$4,900	\$40,000	\$75,100	\$350,000	21%
	2295 Main Street		Genoa							
1333	GROUP RAMADA	1268	1977	3/25/2021	\$0	\$44,300	\$0	\$44,300	\$253,600	17%
	2295 Main Street		Genoa							
1334	MORMON STATION PARK MUSEUM	450	1947	3/25/2021	\$20,000	\$0	\$18,000	\$38,000	\$270,000	14%
	2295 Main Street		Genoa							
1335	IRRIGATION PUMP HOUSE	160	1977	3/25/2021	\$2,500	\$9,600	\$0	\$12,100	\$96,000	13%
	2295 Main Street		Genoa							
2686	CHICKEN COOP	350	1945	3/25/2021	\$0	\$0	\$2,800	\$2,800	\$35,000	8%
	2295 Main Street		Genoa							
2680	COMFORT STATION	783	2006	3/25/2021	\$0	\$2,200	\$19,600	\$21,800	\$293,625	7%
	2295 Main Street		Genoa							
4172	STORAGE / WORKSHOP	384	2019	3/25/2021	\$0	\$0	\$1,900	\$1,900	\$38,400	5%
	2295 Main Street		Genoa							
2683	PUMP HOUSE STORAGE	100	1945	3/25/2021	\$0	\$0	\$1,200	\$1,200	\$25,000	5%
	2295 Main Street		Genoa							
2378	WAGON SHED	800	1995	3/25/2021	\$0	\$4,800	\$0	\$4,800	\$160,000	3%
	2295 Main Street		Genoa							
2681	PARK KIOSK	36	1998	3/25/2021	\$0	\$0	\$500	\$500	\$28,800	2%
	2295 Main Street		Genoa							
9925	MORMON STATION STATE HISTORIC PARK SITE		0	3/25/2021	\$0	\$53,000	\$1,100	\$54,100		0%
	2295 Main Street		Genoa							
Report Totals.....:		6,631			\$96,900	\$126,000	\$85,100	\$308,000	\$1,685,425	18%

Acronyms List

Acronym	Definition
<i>Building Codes, Laws, Regulations and Guidelines</i>	
AHJ	Authority Having Jurisdiction
AWWA	American Water Works Association
HVAC	Heating, Ventilating & Air Conditioning
IBC	International Building Code
ICC	International Code Council
IEBC	International Existing Building Code
IECC	International Energy Conservation Code
IFC	International Fire Code
IFGC	International Fuel Gas Code
IRC	International Residential Code
NFPA	National Fire Protection Association
NEC	National Electrical Code
OSHA	Occupational Safety and Health Administration
SAD	Standards for Accessible Design
SMACNA	Sheet Metal and Air Conditioning Contractors National Association
UMC	Uniform Mechanical Code
UPC	Uniform Plumbing Code
<i>State of Nevada</i>	
CIP	Capital Improvement Project
FCA	Facility Condition Analysis
FCNI	Facility Condition Needs Index
FRC	Facility Replacement Cost
NAC	Nevada Administrative Code
NDEP	Nevada Department of Environmental Protection
NRS	Nevada Revised Statutes
SFM	State Fire Marshal
SHPO	State Historic Preservation Office
SPWD	State Public Works Division
<i>Miscellaneous</i>	
DDC	Direct Digital Controls
FRP	Fiberglass Reinforced Plastic
GFCI	Ground Fault Circuit Interrupter
LED	Light Emitting Diode
PRV	Pressure Regulating Valve
TDD	Telecommunications Device for the Deaf
VCT	Vinyl Composite Tile

This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.

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MORMON STATION PARK MUSEUM	1334
GROUP RAMADA	1333

MORMON STATION STATE HISTORIC PARK SITE BUILDING REPORT

Mormon Station is the site of Nevada's first permanent non-native settlement. A replica of the original trading post built in 1851 houses a small museum with relics of pioneer days. In 2006, the State acquired the Campbell property located adjacent to and north of the original park. This parcel contains the original house, blacksmith's shop and several outbuildings. The property is about 3.5 acres and is mostly ADA accessible in most of the public areas.

Mormon Station is located in the small town of Genoa, 12 miles south of Carson City via U.S. 395 and State Route 206. The park is open year round. The site has a large stockade area for special events, has ADA accessible walking paths and picnic spaces. Parking is limited to a few designated spaces along the west side of the park including designated ADA accessible spaces. Picnic and group facilities are available.

Please note that projects recommended in this report need review by the State Historical Preservation Office (SHPO). Per NRS 383 and the National Historic Preservation Act (Section 106), an agency must take into account the effects of their project upon historic resources. If a building or structure is over 50 years of age, the agency must have qualified personnel assess the property and submit their findings to the SHPO, for their review, prior the start of a project.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$53,000

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 9925SIT4

Construction Cost \$52,500

PARKING LOT ADDITION

The site currently has only a portion of the parking area paved. The area paved is where the ADA accessible parking is located. The rest of the parking area is loose compacted soil and gravel. This project would provide for 3" of asphalt concrete paving over 6" of compacted base. The length of the parking area used for this estimate is 300 feet and the width 25 feet.

This project or a portion there of was previously recommended in the FCA report dated 8/1/2006 and 2/18/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/25/2021.

Project Index #: 9925SIT5

Construction Cost \$500

STOCKADE GATE REPAIR

The stockade gate on the south side of the stockade fence is in need of modifications to allow the gate to open properly. This project would provide for the modification of the gate including but not limited to adding sturdy wheels and hardware for ease of operation and stability.

This project or a portion there of was previously recommended in the FCA report dated 2/18/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/25/2021.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$1,100

Long-Term Needs

Four to Ten Years

Project Index #: 9925SIT8

Construction Cost \$1,100

CRACK FILL & SEAL ASPHALT PAVING

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving at the ADA accessible parking spaces. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$53,000
Priority Class 3:	\$1,100
Grand Total:	\$54,100

STORAGE / WORKSHOP

SPWD Facility Condition Analysis - 4172

Survey Date: 3/29/2021

STORAGE / WORKSHOP**BUILDING REPORT**

The Storage / Workshop is a conventional wood framed structure with T1-11 siding and a gambrel style roof truss and sheet metal roofing. The building sits on wood pier blocks. There are no utilities connected to the building and no smoke detection. The building is used for storage of landscaping machines and equipment. There is a Safety Cabinet to store flammables and combustibles.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,900****Long-Term Needs****Four to Ten Years****Project Index #: 4172EXT1****EXTERIOR FINISHES****Construction Cost \$1,900**

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained and caulked in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 384	IBC Occupancy Type 1: 100 % U
Year Constructed: 2019	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % T1-11 Siding	Construction Type: T1-11 Siding - 100%
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$4.95
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$38,000
Priority Class 3:	\$1,900	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$1,900	FCNI:	5%

CHICKEN COOP

SPWD Facility Condition Analysis - 2686

Survey Date: 3/25/2021

CHICKEN COOP BUILDING REPORT

The Chicken Coop is an old wood framed structure located on the northeast side of the park.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$2,800

Long-Term Needs**Four to Ten Years**

Project Index #: 2686EXT2

Construction Cost \$2,800

EXTERIOR FINISHES

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing and staining the wood and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be stained and caulked in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 350	IBC Occupancy Type 1: 100 % U
Year Constructed: 1945	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Wood Siding	Construction Type: Wood framing
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$8.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$35,000
Priority Class 3:	\$2,800	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$2,800	FCNI:	8%

BLACKSMITH SHOP

SPWD Facility Condition Analysis - 2684

Survey Date: 3/25/2021

BLACKSMITH SHOP**BUILDING REPORT**

The Blacksmith Shop is a wood framed structure with a cedar shingle roof with a stone and concrete foundation. Previously used for general storage, State Parks is currently planning its development for public access and historical displays.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$44,200****Currently Critical****Immediate to Two Years****Project Index #: 2684ADA1****ADA ACCESSIBLE PATH OF TRAVEL****Construction Cost \$24,700**

The ADA provides for accessibility to sites and services for people with physical limitations. An accessible path of travel to the building is necessary to comply with ADA accessibility requirements. This project would provide for a concrete accessible walkway from the existing accessible sidewalk to the west entrance to the building. This will require regrading, placement of concrete, signage and any other necessary upgrades. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project. 750 square feet of concrete was used for this estimate.

Project Index #: 2684SFT1**EXTERIOR STAIR AND LANDING****Construction Cost \$19,500**

There is an exterior stairway leading to the entrance which is in poor condition and does not have a landing at the bottom of the stairway. This does not comply with 2018 IBC Section 1011 which describes the requirements for stairs and landings including that the width of the landing shall not be less than the width of the stairway. This project will fund the installation of a new stairway with handrails, landing and sidewalk to accessible path of travel. Removal of the existing stairway is included in this project.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$7,200****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2684EXT2****EXTERIOR FINISHES****Construction Cost \$7,200**

The exterior finishes were in poor condition. It is important to maintain the finish, weather resistance and appearance of the building. The exterior finish on the building is starting to peel and blister and some of the wood siding is damaged. This project would provide funding to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. Additional monies are included to replace damaged siding as needed. This building should be painted in the next 2 - 3 years.

BUILDING INFORMATION:

Gross Area (square feet): 900	IBC Occupancy Type 1: 100 % U
Year Constructed: 1945	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 75 % Painted Wood Siding	Construction Type: Wood frame
Exterior Finish 2: 25 % Painted Wood Shingl	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$44,200	Project Construction Cost per Square Foot:	\$57.11
Priority Class 2:	\$7,200	Total Facility Replacement Construction Cost:	\$135,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$51,400	FCNI:	38%

PUMP HOUSE STORAGE

SPWD Facility Condition Analysis - 2683

Survey Date: 3/25/2021

PUMP HOUSE STORAGE**BUILDING REPORT**

The Pump House Storage is a wood framed & stucco structure with a cedar shingle roof located just south of the Campbell House. It is currently being used for storage and is in fair shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,200****Long-Term Needs****Four to Ten Years****Project Index #: 2683EXT4****Construction Cost \$1,200****EXTERIOR FINISHES**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is repairing damaged areas of stucco, power washing, priming and painting. It is recommended that the building be repaired and painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 100	IBC Occupancy Type 1: 100 % U
Year Constructed: 1945	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Stucco	Construction Type: Wood frame
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Supressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$12.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$25,000
Priority Class 3:	\$1,200	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$1,200	FCNI:	5%

CAMPBELL HOUSE-PARK OFFICE

SPWD Facility Condition Analysis - 2682

Survey Date: 3/25/2021

CAMPBELL HOUSE-PARK OFFICE**BUILDING REPORT**

The Campbell House is the original home and was part of the old Campbell property that was acquired by the State of Nevada Division of State Parks. The white stucco building is a residence that the State Park staff is using as the Park Office. There are bedrooms, living space, kitchen area and a bathroom. It also has a natural gas-fired forced air unit that was manufactured in 2001. It has been converted to office space for park employees. The facility is not ADA accessible.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$30,200****Currently Critical****Immediate to Two Years****ACCESSIBLE BUILDING ENTRANCE****Project Index #: 2682ADA1****Construction Cost \$7,500**

The existing exterior entry door and frame are original to the building. The entrance door system does not meet the requirements for ADA Accessibility. This project would provide for a new door, frame, lever action hardware, threshold and exterior landing to be installed. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 8/1/2006 and 2/18/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/25/2021.

ADA RESTROOM ADDITION**Project Index #: 2682ADA2****Construction Cost \$15,000**

The existing building was originally a residence and is now being used as a park office. Staff indicated that the public does use the park office on occasions. The existing restroom does not meet ADA accessibility requirements. This project would provide for the existing restroom to be remodeled into a unisex ADA compliant restroom including toilet, sink, door and hardware, signage and toilet accessories. Minor demolition and finishes including flooring and paint is included in this estimate. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion there of was previously recommended in the FCA report dated 2/18/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/25/2021.

LIFE SAFETY UPGRADES**Project Index #: 2682SFT1****Construction Cost \$2,500**

The building's original occupancy and use was a residence. State park is currently using the facility as a park office which which is a "B" occupancy and requires the addition of exit signs. This project would provide for the installation of exit signs. The 2018 IFC Chapter 11 "Construction Requirements for Existing Buildings" was referenced for this project. This project or a portion there of was previously recommended in the FCA report dated 2/18/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/25/2021.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION**Project Index #: 2682SFT2****Construction Cost \$5,200**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping prior to entering the building. Alternately, for propane services, consider installation at the tank if the tank feeds multiple buildings. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$4,900****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2682ENR1****LIGHTING UPGRADE****Construction Cost \$4,900**

The existing lighting fixtures are the older fluorescent type and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. 5,000K LED lamps, without the ballasts are suggested, and new tombstones (if needed). Occupancy sensors will be installed in low occupancy areas for additional savings. Electrical wiring upgrades are not included in this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$40,000****Long-Term Needs****Four to Ten Years****Project Index #: 2682EXT4****EXTERIOR FINISHES****Construction Cost \$9,800**

The Exterior Finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is repairing damaged areas of stucco, power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be repaired and painted in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2682HVA1**HVAC EQUIPMENT REPLACEMENT****Construction Cost \$19,000**

The HVAC system was manufactured in 2001 and should be planned for replacement. It is not energy efficient and is reaching the end of its expected and useful life. The R-22 refrigerant in the cooling system is no longer EPA compliant and its production is mandated to be phased out completely by January 1, 2020. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC system and all required connections to utilities.

Project Index #: 2682INT2**INTERIOR FINISHES****Construction Cost \$11,200**

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 1,400	IBC Occupancy Type 1: 100 % B
Year Constructed: 1945	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Stucco	Construction Type: Wood frame
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$30,200	Project Construction Cost per Square Foot: \$53.64
Priority Class 2: \$4,900	Total Facility Replacement Construction Cost: \$350,000
Priority Class 3: \$40,000	Facility Replacement Cost per Square Foot: \$250
Grand Total: \$75,100	FCNI: 21%

PARK KIOSK

SPWD Facility Condition Analysis - 2681

Survey Date: 3/25/2021

PARK KIOSK BUILDING REPORT

The Park Kiosk is a natural stone and log post and beam structure. Located on the west side of the park, it provides informational literature on the history of the park and surrounding area.

PRIORITY CLASS 3 PROJECTSTotal Construction Cost for Priority 3 Projects: **\$500****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES**Project Index #: **2681EXT2**Construction Cost **\$500**

The cyclical treatment of the kiosk exterior is very important to help maintain the finish, weather proofing, integrity and appearance of the structure. This treatment does not include the roofing material itself but it should include everything that has to do with weather proofing the kiosk including painting or staining, sealing, repair, and caulking where applicable. This project should be scheduled on a cyclical basis.

BUILDING INFORMATION:

Gross Area (square feet): 36	IBC Occupancy Type 1: 100 % U
Year Constructed: 1998	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 40 % Natural Stone	Construction Type: Wood, Stone and Concrete
Exterior Finish 2: 60 % Wood Post and Beam	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$13.89
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$29,000
Priority Class 3:	\$500	Facility Replacement Cost per Square Foot:	\$800
Grand Total:	\$500	FCNI:	2%

COMFORT STATION

SPWD Facility Condition Analysis - 2680

Survey Date: 3/25/2021

COMFORT STATION BUILDING REPORT

The Comfort Station provides Men's and Women's ADA accessible restroom facilities for park users as well as a janitor/maintenance room in the center for facility maintenance staff. It is a wood framed structure with a peeled log siding and cedar shake roof designed to match the log/wood construction theme of the museum and park.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$2,200**
Necessary - Not Yet Critical **Two to Four Years**

INSTALL FIBERGLASS REINFORCED PANEL (FRP)

Project Index #: 2680INT1
Construction Cost \$1,200

There is a small mop sink in the janitor's storage room. The gypsum wall board behind the mop sink is damaged from exposure to water and should be repaired and protected. This project would provide for repairs to the wall board and installation of a fiberglass reinforced panel (FRP) on the walls adjacent to the sink.

This project or a portion thereof was previously recommended in the FCA report dated 02/18/2018 and has been amended accordingly to reflect conditions observed during the most recent survey date of 03/25/2021.

WATER HEATER REPLACEMENT

Project Index #: 2680PLM1
Construction Cost \$1,000

There is a 10 gallon electric water heater that is approaching 15 years old and should be scheduled for replacement. The average lifespan is 8-12 years for a water heater based on average use. This project would provide for a new 20 gallon electric water heater to be installed. Removal and disposal of the existing unit is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 02/18/2018 and has been amended accordingly to reflect conditions observed during the most recent survey date of 03/25/2021.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: \$19,600**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 2680EXT1
Construction Cost \$15,700

The exterior finishes were in fair condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing and staining/sealing and re-chinking the logs, caulking the windows, flashing, fixtures and all other penetrations. It is recommended that the building be refinished and caulked in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

Project Index #: 2680INT2
Construction Cost \$3,900

The interior finishes were in good condition. It is recommended to paint the interior walls and ceilings at least once in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet):	783	IBC Occupancy Type 1:	100 % B
Year Constructed:	2006	IBC Occupancy Type 2:	0 %
Exterior Finish 1:	100 % Peeled Log Siding	Construction Type:	Wood Frame
Exterior Finish 2:	0 %	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Percent Fire Supressed:	0 %
Basement?	No		

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$27.84
Priority Class 2:	\$2,200	Total Facility Replacement Construction Cost:	\$294,000
Priority Class 3:	\$19,600	Facility Replacement Cost per Square Foot:	\$375
Grand Total:	\$21,800	FCNI:	7%

WAGON SHED

SPWD Facility Condition Analysis - 2378

Survey Date: 3/25/2021

WAGON SHED BUILDING REPORT

The Wagon Shed is a wood post and beam structure with a wood shake roof that is open on three sides. The historical replica lean-to style building is located on the west side of the park site and has a few items for the public to view along with interpretive signage.

PRIORITY CLASS 2 PROJECTSTotal Construction Cost for Priority 2 Projects: **\$4,800**

Necessary - Not Yet Critical

Two to Four Years

Project Index #: **2378EXT1****EXTERIOR FINISHES**Construction Cost **\$4,800**

The cyclical treatment of the building exterior is very important to help maintain the finish, weather proofing, integrity and appearance of the building. This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

BUILDING INFORMATION:

Gross Area (square feet):	800	IBC Occupancy Type 1:	100 % U
Year Constructed:	1995	IBC Occupancy Type 2:	%
Exterior Finish 1:	25 % Wood Siding	Construction Type:	Wood Post and Beam
Exterior Finish 2:	75 % Posts/Open	IBC Construction Type:	V-B
Number of Levels (Floors):	1 Basement? No	Percent Fire Suppressed:	0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$6.00
Priority Class 2:	\$4,800	Total Facility Replacement Construction Cost:	\$160,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$4,800	FCNI:	3%

IRRIGATION PUMP HOUSE

SPWD Facility Condition Analysis - 1335

Survey Date: 3/25/2021

IRRIGATION PUMP HOUSE BUILDING REPORT

The Irrigation Pump House is a log framed structure with a wood shake roof on a concrete foundation. The building houses the equipment, storage tank, and water meter for the well. The site is now connected to city water and this water system is now used for irrigation only.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$2,500**
Currently Critical **Immediate to Two Years**

EXTERIOR DOOR REPLACEMENT

Project Index #: 1335EXT1
Construction Cost \$2,500

The exterior door to the pump house is in poor shape and is delaminating due to excess moisture and age. This project would provide for a new exterior door/frame assembly including door hardware. A paintable metal door system was used for this estimate and will help reduce maintenance costs related to wood. This door should be replaced in the next two years.

This project or a portion thereof was previously recommended in the FCA report dated 8/1/2006 and 2/18/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/25/2021.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$9,600**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR / INTERIOR FINISHES

Project Index #: 1335EXT2
Construction Cost \$9,600

The interior / exterior condition was in poor condition. The cyclical treatment of the building interior and exterior is very important to help maintain the finish, weather proofing, integrity and appearance of the building. This treatment does not include the roofing material itself but it should include everything that has to do with weather proofing the building envelope including painting or staining, sealing, repairing the chinking and caulking where applicable. This project should be scheduled on a cyclical basis. Interior and exterior chinking maintenance is also part of this project.

BUILDING INFORMATION:

Gross Area (square feet): 160	IBC Occupancy Type 1: 100 % U
Year Constructed: 1977	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Log Siding	Construction Type: Log / Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$2,500	Project Construction Cost per Square Foot:	\$75.63
Priority Class 2:	\$9,600	Total Facility Replacement Construction Cost:	\$96,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$600
Grand Total:	\$12,100	FCNI:	13%

MORMON STATION PARK MUSEUM

SPWD Facility Condition Analysis - 1334

Survey Date: 3/25/2021

MORMON STATION PARK MUSEUM BUILDING REPORT

The Mormon Station Park Museum is an authentic log structure with a wood shake roof on a concrete foundation. It contains historical displays and artifacts depicting the area's history and is open to the public on a seasonal basis. It has a small heating unit in the attic. The building is lacking a security system. It does have an ADA accessible route into the museum.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$20,000****Currently Critical****Immediate to Two Years****Project Index #: 1334SEC1****SECURITY SYSTEM INSTALLATION****Construction Cost \$20,000**

The Park Museum is lacking any type of a security system. It contains numerous artifacts and displays which are valuable. This project would provide for the installation of a security system complete with an alarm and motion detection devices and remote monitoring.

This project or a portion thereof was previously recommended in the FCA report dated 02/18/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/25/2021.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$18,000****Long-Term Needs****Four to Ten Years****Project Index #: 1334EXT2****EXTERIOR / INTERIOR FINISHES****Construction Cost \$18,000**

The interior / exterior condition was in good condition. The cyclical treatment of the building interior and exterior is very important to help maintain the finish, weather proofing, integrity and appearance of the building. This treatment does not include the roofing material itself but it should include everything that has to do with weather proofing the building envelope including painting or staining, sealing, repairing the chinking and caulking where applicable. This project should be scheduled on a cyclical basis. Interior and exterior chinking maintenance is also part of this project.

BUILDING INFORMATION:

Gross Area (square feet): 450	IBC Occupancy Type 1: 100 % B
Year Constructed: 1947	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Log Siding	Construction Type: Log and Wood Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$20,000	Project Construction Cost per Square Foot: \$84.44
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$270,000
Priority Class 3: \$18,000	Facility Replacement Cost per Square Foot: \$600
Grand Total: \$38,000	FCNI: 14%

GROUP RAMADA

SPWD Facility Condition Analysis - 1333

Survey Date: 3/25/2021

GROUP RAMADA BUILDING REPORT

The Group Ramada is an octagonal log post and beam structure with a wood shake roof on a concrete slab/foundation. There are picnic tables, benches, a concrete sink and bar and a barbeque grille for public use. The facility has an accessible route of travel to the parking area but the BBQ and sink prep area are not ADA compliant.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$44,300****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1333EXT2****Construction Cost \$10,100**

The cyclical treatment of the building exterior is very important to help maintain the finish, weather proofing, integrity and appearance of the building. This treatment does not include the roofing material itself but it should include everything that has to do with weather proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable. This project should be scheduled on a cyclical basis.

LIGHTING UPGRADE**Project Index #: 1333ENR1****Construction Cost \$2,500**

The existing halogen lighting fixtures are the older less energy efficient type. This project will upgrade fixtures to higher efficiency LED units with a longer life cycle using the existing wiring and controls.

ROOF REPLACEMENT**Project Index #: 1333EXT3****Construction Cost \$31,700**

The Group Ramada was built in 1977 and the current wood shake roofing system is weathered, has reached the end of its useful life and is in need of replacement. Due to its historic nature of the park, the structure should be re-roofed with fire retardant-treated wood shakes and underlayment. It is recommended that this project be coordinated with the Nevada State Historical Preservation Office (SHPO) for possible restrictions or additional requirements. This project will fund the replacement of the wood shingle roofing systems. This estimate includes removal and disposal of the old roof. This project or a portion thereof was previously recommended in the FCA report dated 02/18/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 03/25/2021.

BUILDING INFORMATION:

Gross Area (square feet): 1,268	IBC Occupancy Type 1: 100 % U
Year Constructed: 1977	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Log Post & Beam	Construction Type: Log Post and Beam Framing
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$34.94
Priority Class 2: \$44,300	Total Facility Replacement Construction Cost: \$254,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$200
Grand Total: \$44,300	FCNI: 17%

NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.128 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Division	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



Mormon Station State Historic Park Site – FCA Site #9925
Description: Stockade Gate Repairs Needed.



Mormon Station State Historic Park Site – FCA Site #9925
Description: View of ADA Parking and Adjacent Gravel Public Parking.



Group Ramada – FCA Building #1333
Description: Exterior of the Ramada.



Mormon Station Park Museum – FCA Building #1334
Description: Exterior of the Building.



Mormon Station Park Museum – FCA Building #1334
Description: Interior of the Building.



Irrigation Pump House – FCA Building #1335
Description: Exterior of the Pump House.



Wagon Shed – FCA Building #2378
Description: Exterior of the Shed.



Comfort Station – FCA Building #2680
Description: Exterior of the Building.



Park Kiosk – FCA Building #2681
Description: View of the Kiosk.



Campbell House – Park Office – FCA Building #2682
Description: Exterior of the Building & Public Entrance.



Campbell House – Park Office – FCA Building #2682
Description: HVAC Upgrade & Seismic Gas Valve Installation Needed.



Pump House Storage – FCA Building #2683
Description: Exterior of the Building.



Blacksmith Shop – FCA Building #2684
Description: Exterior of the Building.



Blacksmith Shop – FCA Building #2684
Description: Exterior Stair, Landing and Access to Sidewalk Needed.



Chicken Coop – FCA Building #2686
Description: Exterior of the Structure.



Storage / Workshop – FCA Building #4172
Description: Exterior of the Structure.